



9th Floor – City Hall
300 Monroe Ave NW
Grand Rapids, MI 49503
616-456-3431

December 18, 2015

R05-16-R-005

Mr. Matthew Didier
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507

Re: FY2016 Brownfields Grant Proposal
\$1,000,000 U.S. EPA RLF Grant - Hazardous Substances and Petroleum
Grand Rapids, Michigan

Dear Mr. West:

The City of Grand Rapids Brownfield Redevelopment Authority (GRBRA) is submitting the enclosed application for an EPA RLF Grant in the amount of \$1,000,000, with \$750,000 for Hazardous Substances and \$250,000 for Petroleum. The City of Grand Rapids received a FY2010 EPA RLF Grant and FY2013 Supplemental RLF funding and has effectively utilized its existing RLF Grant funding. However, the funds are nearly depleted and more work needs to be done in the City's disadvantaged neighborhoods where brownfields disproportionately affect the health, welfare, economic, and environmental well-being of residents. The GRBRA needs RLF Grant funds to sustain the momentum of the City's brownfields redevelopment program to cleanup additional brownfields and bring them back into safe, productive use.

The City of Grand Rapids is Michigan's second largest city, located in western Michigan. The Grand River flows south through the City's downtown, meandering southwest to Lake Michigan. At its peak, the City earned the distinction "Furniture Capital of the World." The City rode the wave of its industrial success until the 1970s when manufacturing began to crumble. Like many other Midwest cities founded on a manufacturing economy, over the past few decades Grand Rapids' demographics have shifted toward lower income, higher minority populations. In the City's disadvantaged neighborhoods targeted by this grant, the poverty rates range from 27.3% to 49.8%, well above the nation at 16.8% (*U.S. Census Bureau, 2009-2013 American Community Survey*), and the percentage of minorities range from 37.9% to 88.6% (*ibid*) compared to 26.0% for the nation (*2010 U.S. Census data*). The City continues to transform its operations in order to come into alignment with a stabilizing but much reduced budget. State revenue sharing decreases, property value decline, and a smaller local taxable income base have impacted the City's three main sources of revenue; as a result, the City must find ways to continue to provide essential services with fewer resources. As a result, the City has no funding available for non-essential services and provides no funding to the Brownfield Redevelopment Authority.

The objectives of the BRA's RLF Program will be guided by three plans: GR Forward (the Downtown Master Plan), the Michigan Street Corridor Plan and the Southtown Corridor Improvement Authority Tax Increment and Development Plan. Consistent with the Livability Principles adopted by the partnership between the EPA, the U.S. Department of Transportation, and the U. S. Department of Housing and Urban Development (HUD), these plans' objectives include ensuring downtown Grand Rapids remains a lively, diverse, and healthy regional center; increasing the vitality of neighborhood business districts; and improving environmental quality and natural systems with smart sustainable land use, urban design and transportation. The major

project envisioned by the GR Forward plan is the restoration of the Grand River as it runs through Downtown Grand Rapids. The City's namesake river has been modified over the years with several dams and miles of floodwalls. While necessary for commerce at the time, these controls are no longer necessary and the community now envisions a river with increased recreational opportunities, improved ecological conditions, and a river that is an economic driver by luring both residents and visitors to the downtown. This project is included in both the Michigan Street Corridor Plan, which was funded through a HUD **Partnership for Sustainable Communities Grant**, and has since been identified as a pilot project under the **Federal Urban Waters Partnership**.

The EPA RLF grant will assist with cleanup and redevelopment of targeted sites in the City's disadvantaged neighborhoods. Specifically, the application identifies five priority where redevelopment potential is high and where projects have already been envisioned and included in the three plans. The use of the RLF Grant will assist in addressing the health and welfare of residents in disadvantaged neighborhoods, promote economic growth, expand public parks/greenspace, further restore the Grand River, support reuse of existing infrastructure, and promote sustainable development all in accordance with the community's plans..

The following applicant information is provided as part of the Grant Application:

- a. Applicant Identification: City of Grand Rapids Brownfield Redevelopment Authority, 300 Monroe Avenue, N.W., Grand Rapids, Michigan 49503; Phone: (616) 456-3431
- b. Dun and Bradstreet (DUNS): 07-851-1137
- c. Funding Requested:
 - i. Grant type: RLF
 - ii. Federal Funds Requested: \$1,000,000
 - iii. Contamination: Hazardous Substances (\$750,000) and Petroleum (\$250,000)
- d. Location: City of Grand Rapids, Kent County, Michigan
- e. Contacts:
 - i. **Project Director**: Mr. Jonathan Klooster, Economic Development Coordinator with the City's Economic Development Office, who may be contacted at 300 Monroe Avenue, N.W., Grand Rapids, Michigan 49503-2206; Phone: (616) 456-3462; E-mail: jklooster@grand-rapids.mi.us
 - ii. **Executive Director**: Kara L. Wood, who may be contacted at 300 Monroe Avenue, N.W., Grand Rapids, Michigan 49503; Phone: (616)456-3431; E-mail: kwood@grcity.us
- f. Date Submitted: December 18, 2015
- g. Project Period: Five years
- h. Population: 188,040 (U.S. Census Bureau)
- i. Special Consideration/Other Factors: Attached

Very truly yours,



Kara L. Wood
Executive Director
Grand Rapids Brownfield Redevelopment Authority

Distribution: Ms. Deborah Orr, EPA Region 5 (1 pc)

Appendix 3 RLF Other Factors Checklist

Name of Applicant: Grand Rapids Brownfield Redevelopment Authority

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. (X)	Pages 8-9 Attachment 5
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation. (X)	Yes. Documentation Attached on next page.
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**FY2016 USEPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM
REVOLVING LOAN FUND GRANT APPLICATION
CITY OF GRAND RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY**

1. Community Need

a. Targeted Community and Brownfields:

(i) Targeted Community Description: The City of Grand Rapids (the City), located in Kent County, is the second largest city in the state of Michigan, encompassing an area of 44.6 square miles with an estimated population of 188,040 (2010 U.S. Census Bureau). The centerpiece of the City is the Grand River, which flows north-south through the City's downtown area and industrial districts. At the City's peak, it was home to nearly 100 furniture companies, and eventually earned the distinction, "Furniture Capital of the World." During the 1970s, local manufacturers began downsizing, leaving behind hundreds of brownfields. This trend continued in the 1980s and 1990s as the local economy reacted and adjusted to national and global market pressures. More recently, manufacturers have responded to global labor cost concerns by relocating their long-established Grand Rapids plants to other states, or even other countries, compounding the number of brownfields with vacant, dilapidated buildings and/or long-term environmental impacts in our most disadvantaged communities. The City effectively used its FY2010 RLF Grant to support redevelopment of some of these brownfields, however funds are now almost depleted. The Grand Rapids Brownfield Redevelopment Authority (GRBRA) is applying for this RLF Grant because brownfield cleanup activities in the City's targeted communities are urgently needed to address the disproportionate effects these brownfields have on the health, welfare, economic, and environmental well-being of residents. RLF funds will fill a funding "gap" where no other funding source for remediation is available. While the City becomes increasingly diverse, its minority and disadvantaged populations remain disproportionately impacted by brownfields. The GRBRA's Program will focus on priority brownfields sites located in disproportionately impacted neighborhoods in two target corridors: the River Corridor, a two mile long corridor along the Grand River; and the Southtown Corridor, a newly defined redevelopment area encompassing all contiguous real properties along seven of the busiest roads in the City and comprised of 827 parcels and a combined area of 82-acres. Within these corridors are the Heartside, Garfield Park, and SECA target neighborhoods. The GRBRA has identified priority sites within each of these corridors and neighborhoods that will require cleanup as part of their site redevelopment/revitalization (priority sites are identified and discussed in Sections 1.a.(iii), 4.a. and 4.c.(i.)). The GRBRA will partner with the City to coordinate RLF Grant funds with other local, state, and federal funds being directed to redevelopment projects.

(ii) Demographic Information: As shown in the table below, the targeted communities have substantially higher numbers of low-income, sensitive populations (minorities and children) than the rest of the City. The poverty rates are substantially higher than state/national rates and the income levels are generally less than half of the national level. The economic effects of brownfields on the City and its targeted communities are discussed in Section 1.c.(ii).

	Grand Rapids	Kent County	Michigan	National
Population ¹	188,040	602,622	9,883,640	308,745,538
Unemployment ²	8.8%	7.0%	7.8%	6.2%
Poverty Rate ²	26.8%	15.5%	16.8%	15.4%
Percent Minority ¹	30.7%	17.6%	20.7%	26.0%
Median Household Income ²	\$39,227	\$51,667	\$48,411	\$53,046
African American ²	20.7%	9.6%	14.0%	12.6%
Hispanic ²	16.0%	9.8%	4.5%	16.6%
Children ²	24.9%	25.9%	23.3%	23.7%
	Targeted Communities			
	River Corridor	Southtown Corridor		
	Heartside Neighborhood	Garfield Park Neighborhood	SECA Neighborhood	
Population ³	2,939	16,727	4,901	
Unemployment ⁵	22.8%	14.7%	26.2%	
Poverty Rate ⁴	49.8%	38.4%	41.2%	
Percent Minority ³	37.9%	73%	88.6%	
Median Household Income ⁵	\$13,148	\$42,094	\$24,925	

African American ³	24.1%	23.1%	55.0%
Hispanic ³	7.5%	44.8%	28.8%
Children ³	6.0%	34.8%	35.9%

¹ Data is from the 2010 U.S. Census data and is available at <http://www.census.gov>; ² Data from the American Community Survey 2009-2013 5-Year Estimates and is available at factfinder.census.gov; ³ Data is from Community Research Institute at www.cridata.org using ESRI 2010 estimates; ⁴ Data from American Community Survey 2005-2009 5-Year Estimates and is available at factfinder.census.gov; ⁵ Data from ESRI 2015 Estimates.

(iii) Description of Brownfields: According to Michigan Department of Environmental Quality (MDEQ) records and a city-wide reconnaissance, over 500 brownfields have been identified in the City. The GRBRA will focus on brownfields sites located in disproportionately impacted River and Southtown Corridors. Soil and groundwater impact is confirmed or suspected at the brownfields in these targeted communities. Due to the dilapidated, deteriorated, and unsecured condition of buildings on many of these sites, it is possible for residents (especially children) to access these structures. Once inside, they may be exposed to asbestos fibers (known to cause mesothelioma and asbestosis) and deteriorated lead-based paints/lead-laden dust (known to cause neurological damage in children). Since many of the buildings were historically used to support the furniture business and other industrial operations that involved hazardous substance use, there is a potential that residents entering them might be exposed to additional contaminants. Residents in these areas may be exposed to brownfields contaminants via direct contact with contaminated soil or water, inhalation of hazardous particulate matter, and vapor intrusion resulting from historical releases of petroleum hydrocarbons and chlorinated solvents migrating into homes. In addition to the real environmental concerns on these sites, the perception of many residents and community businesses is that these sites cannot be safely redeveloped; therefore, these sites, many with prime locations, sit unused, falling into disarray and decay. The following targeted areas were identified as top priorities based on the number and size of brownfields and their location, proximity to poor and minority neighborhoods, and redevelopment potential; each area has an imminent redevelopment plan which RLF funding could jump-start.

Target Corridor, Neighborhood, and Site(s)	Current Conditions	Contaminants	Health Effects
Corridor: River Neighborhood: Heartside Priority Sites: 111 Ionia Avenue SE, 201-301 Market Avenue SW, and 216 Fulton Street West and 3-63 Market Avenue SW (Fuel tanks, automobile service and maintenance)	City offices and automobile and truck fleet	Gasoline, diesel fuel, and lead	Reproductive problems, respiratory disease, neurological and liver/kidney damage, cancer
Sensitive receptors: Impoverished neighborhood with three parks. The Grand River adjoins to the west.			
Corridor: Southtown Neighborhood: Garfield Park Priority Site: 1601 Madison Avenue SW (former Dexter Lock, metal manufacturing)	Vacant land*, parking lot, electrical substation	VOCs, chlorinated solvents, polycyclic aromatic hydrocarbons (PAHs), heavy metals	Respiratory disease, nervous system and liver/kidney damage, eyes, blood, kidneys, cancer
Sensitive receptors: Impoverished neighborhood adjoining downtown with five neighborhood parks, including one of the City's most popular, and seven schools.			
Corridor: Southtown Neighborhood: South East Community Association (SECA) Priority Site: 800-900 Division Avenue S (former automobile repair shops)	Vacant buildings and unsecured/vacant land*	VOCs, PAHs, heavy metals	Respiratory disease, neurological and liver/kidney damage, cancer, reproductive problems
Sensitive receptors: Poor neighborhood with high poverty rate and 88.6% minority population, four schools and three neighborhood parks.			

*Vacant properties may attract children, vagrants, and illegal activity.

(iv) Cumulative Environmental Issues: The City's neighborhoods developed around the nearly 100 furniture companies that made Grand Rapids famous. Interstate US-131, one of the most heavily traveled highways in Michigan, bifurcates several disadvantaged neighborhoods including the Heartside and South East Community Association (SECA) neighborhoods, exposing residents to increased automobile emissions. The Butterworth

landfill (a superfund site), the Kent County waste to energy incinerator plant, the City of Grand Rapids wastewater treatment plant (which has had historical releases to the Grand River), and dozens of small to large industrial plants with air emissions and hazardous waste storage and disposal are located in or adjacent to neighborhoods in the River and Southtown Corridors. On a county-wide scale, Kent County was a non-attainment area for ozone air pollution from 1978-1995 (<http://www.epa.gov/oaqps001/greenbk/>), proving that industrial emissions negatively impacted air quality for a long period of time. The decades-long presence of these operations and conditions has resulted in cumulative environmental impacts that will persist for generations to come. Now that many of the plants in Grand Rapids are closed and have become brownfields, emissions may be lower but residents living near these sources have already been exposed to numerous airborne contaminants and continue to be exposed to residual contaminants via airborne particulate inhalation and vapor intrusion pathways. As discussed in Section 1.b., the health impacts from environmental pollutants are greater for the low income and minority populations in the City's targeted communities, who are more likely to live near current and former industrial operations, illustrating the disproportionate cumulative impact of industrial operations and their subsequent brownfields and the resultant environmental justice disparities.

b. Impacts on Targeted Community: The City's target corridors have large impoverished, minority, and sensitive populations, including high numbers of children. These residents disproportionately live near brownfields in the targeted areas (Section 1.a.ii) and, as demonstrated below, continue to bear the brunt of exposures to environmental pollutants (Section 1.(a)(iii) table) associated with working in and living near current and former industrial facilities. Due to the proximity of the former manufacturing plants to low-income neighborhoods, parks, and schools in the targeted communities, it is likely that residents have been exposed to pollutants from brownfields via inhalation (particulates and vapors), groundwater ingestion, and/or direct contact. These exposures have likely played a pivotal role in the high cancer, blood-lead, and infant mortality rates in the targeted communities, which are documented for the host counties (no documentation is available for the smaller, targeted communities).

	Adult Asthma Prevalence	Cancer Mortality Rate³	Liver/Bile Duct Cancer Incidence Rate (Black Males)⁴	Blood Lead Levels (>5 ug/dL)⁵	Infant Mortality Rate
U.S.	8.8% ¹	166.5	9.8	NA	6.8 ⁶
Michigan	9.3% ¹	170.7	11.5	3.9%	6.9 ⁷
Kent County	8.3% ²	156.5	14.1	5.3%	5.6 ⁷
Grand Rapids	NA	201.3	NA	7.5 - 11.2%	9.3 ⁷

¹ American Lung Association, *Trends in Asthma Morbidity and Mortality*, 2012; ² Michigan Department of Community Health, *Epidemiology of Asthma in Michigan*, 2009; ³ Michigan Department of Community Health, *Michigan Death Certificate Registry*, 2011 (age adjusted, per 100,000 population); ⁴ National Cancer Institute, *State Cancer Profiles for Michigan by County 2006-2010* (per 100,000 population); ⁵ Michigan Department of Community Health, *Healthy Homes and Lead Poisoning Prevention Program, 2013 Data Report on Blood Lead Testing* (statistics for children under six); ⁶ U.S. Census Bureau, *Statistical Abstract of the United States*, Table 116, 2011; ⁷ Michigan Department of Community Health, 2012.

Residents of Grand Rapids have a significantly higher age-adjusted cancer mortality rate than other municipalities within Kent County or the nation. The liver and bile duct cancer incidence rate for Black (includes Hispanic) males is higher in Kent County at 14.1 compared to 9.8 for the nation. No City statistics are available, but the liver and bile duct cancer death rate is likely much higher in the City's targeted communities, where a higher percentage of African Americans live. Many of the contaminants associated with the numerous brownfields in the targeted communities have been shown to cause liver damage (Section 1.a.(iii)). Infant mortality rates and blood lead levels in children are also concerning. Children in the targeted communities are more likely to be exposed to lead particulates due to high concentrations of old/abandoned buildings. Elevated blood lead levels (>5 ug/dL) for children under six in the City's targeted communities were two to three times higher than in Kent County or Michigan. According to the Michigan Department of Community Health, the infant mortality rate in Grand Rapids is 9.3 per 1,000 live births compared to 6.8 for the nation.

Although the prevalence of asthma in adults is lower in Kent County than in Michigan and the nation (see table above) these statistics don't tell the whole story. For example, the proportion of children in Kent County with persistent asthma in Medicaid with one or more annual asthma office visits is 54.4% compared to 49.0% for the

State, and African Americans are 3.5 times as likely as Caucasians to be hospitalized for asthma in the County (*American Lung Association, 2012*). As shown in the demographic table in Section 1.a.(ii), there are higher percentages of children and/or African Americans in the City's targeted communities than the County, which indicates a potential increase of asthma-related issues caused by proximity and exposure to brownfields. Similarly, the cancer mortality rate might be expected to increase over time for the same reason.

Migration of brownfield contaminants in storm water and groundwater is degrading the water quality and recreational value of the Grand River and its tributaries, which are popular fishing attractions.

c. Financial Need:

(i) Economic Conditions: Negative economic impacts to the City resulted from the decline of its industrial/manufacturing base. As the manufacturing sector begins to re-emerging, it no longer provides the pay, benefits, or job security that used to make it a stable, life-long career. The City has implemented austerity measures to bring operating costs into line with the reality of reduced resources while striving to preserve core services and quality of life for its residents. From 2009 to 2015, the total taxable value of property in the City fell 10.1%, or approximately \$484 million. The decline in property values has resulted in an increased reliance on the income tax to support public services. The City relies heavily on income tax to fund the City's general fund, which is the primary operating fund of the City. According to the City's financial records, the revenue generated from local income taxes has increased by only 5% since 2000, which is significantly less than the rate of inflation (38%) over the same time period (*U.S. Bureau of Labor Statistics*). Although the City successfully asked its residents to increase the tax rate to offset some of this loss, many services have been reduced or eliminated. In addition to the lack of growth in income tax revenue, the State shared revenue has decreased. In 2002, it accounted for 35.7% of City revenues at \$44.5 million. Comparatively, in 2015, the State shared revenue was 16.8% at \$34.25 million, a decrease of 19% and \$10.25 million. Therefore, the City has extremely limited funding available for non-essential services, and since 2006, has decreased its workforce by 22%.

The City was awarded Assessment Grants in FY2008 and FY2010, and all the funds have been expended under those grants. The GRBRA was awarded a FY2014 Assessment Grant, and the majority of funds have been spent or committed to ongoing projects under that grant as well, with remaining funds expected to be depleted in the first quarter of 2016. The City and the GRBRA effectively utilized their Assessment and RLF Grants; however, the current remaining RLF funds have been allocated to projects and Assessment Grants cannot be used for cleanup. To outpace continued job losses, increased poverty, and decreased revenue sources, the City needs additional RLF funds to conduct contaminant cleanups at priority sites, which will support progressing with existing plans to redevelop these sites and revitalize the community.

(ii) Economic Effects of Brownfields: Like many other Midwest cities founded on a manufacturing economy, over the past few decades Grand Rapids' demographics have shifted toward lower income, higher minority populations. This shift has been the result of manufacturing companies closing and leaving residents unemployed and disenfranchised, former factories vacant and contaminated, and the surrounding neighborhoods undesirable for private investment, and unsafe. The City's poverty rate is 26.8%, which is higher than Michigan's (16.8%) and the nation's (15.4%) (Section 1(a)(ii)). The poverty rates are substantially higher than state/national rates and the income levels are generally less than half of the national level, with poverty rates as high as 49.8% and median household incomes as low as \$13,813/year in the Heartside neighborhood (see Section 1.a.ii.). The targeted communities also have high concentrations of vulnerable populations. The percentages of minorities and children are as high as 88.6% and 35.9%, respectively, in the City's Southeast neighborhood. The presence of brownfields throughout these neighborhoods exacerbates the problem by decreasing property values and inhibiting the growth of the residents' assets, resulting in less investment by residents and businesses. These impoverished residents, who cannot afford to move away from these brownfields due to recent decreases in property values, are struggling to earn enough money to simply pay their bills, ultimately depending more and more on public services (i.e., public assistance, unemployment benefits, medical programs, etc.), which the City and state are struggling to provide. Because these neighborhoods are located within City limits, the City must secure unsafe buildings and maintain municipal services for these areas where the tax base has been decreasing.

2. RLF Program Description and Feasibility of Success

The City of Grand Rapids has always gone above and beyond when it comes to planning for success in its projects and initiatives, and the RLF Program is no different. The target areas for the Program include the Southtown Corridor and the corridor surrounding the Grand River, upon which is built on the Grand River Restoration

Initiative. As it relates to these target corridors, the City has undertaken monumental planning processes involving thousands of community residents, hundreds of stakeholder meetings and innumerable partnerships. Three plans, specifically, provide objectives for the RLF Program, including:

GR Forward: The Plan's objectives include ensuring downtown Grand Rapids remains a lively, diverse, and healthy regional center; increasing the vitality of neighborhood business districts; and improving environmental quality and natural systems with smart sustainable land use, urban design and transportation. The Grand River Restoration Initiative is central to GR Forward and includes removal of flood walls to be replaced by alternative flood protection systems, increased recreational and public access opportunities, and improved habitats for native and endangered species (e.g., Trout, Salmon, Lake Sturgeon, Snuffbox Mussel). The river restoration project has been designated as a pilot project under the **Federal Urban Waters Partnership**. The RLF Program will contribute to the success of this project because redevelopment of three of our priority brownfield sites, 201-301 Market Avenue SW, 111 Ionia Avenue SW, and 216 Fulton Street West/3-63 Market Avenue SW, will create new living, commercial/retail, and recreational space, meeting many of the GR Forward plan's objectives listed above (see priority site descriptions in Section 4.c(1)).

The Michigan Street Corridor Plan: The Michigan Street Corridor Planning (MSCP) project, which was selected in November 2011 to receive a Sustainable Communities Grant from the U.S. Department of Housing and Urban Development under the **HUD/DOT/EPA Partnership for Sustainable Communities** identifies locations for new mixed-use development, creating affordable housing within Grand Rapids, and increasing public recreational areas on the Grand River to support a livable and sustainable community. The MSCP project area includes the majority of one of the City's targeted communities (Heartside), and is adjacent to the SECA community.

The Southtown Corridor Improvement Authority Tax Increment Finance and Development Plan: This plan spans the Heartside and SECA communities. The plan is a long-term investment strategy "designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area" utilizing tax increment revenues over a 30 year period. The plan prioritizes business recruitment/retention, improved business climate and enhancing the visual aspects of the district. Based on previous site reconnaissance, there are hundreds of brownfield sites within the Southtown Corridor that have potential for redevelopment. The RLF Program will support the achievement of the Southtown Plan by providing cleanup funds for sites that have the highest potential for redevelopment in the Southtown Corridor, including the priority sites of 1601 Madison Avenue SW and 800-900 Division Avenue South.

The RLF Program has been planned and vetted through the community input process undertaken to complete the above plans. The Program will focus on supporting brownfield redevelopment that contributes to the objectives listed in these three community plans. Additional proposed projects will be considered for support based on the extent to which they may help the community achieve its goals identified in the plans, and that improve the health and welfare of residents and provide economic opportunities for unemployed residents living in the targeted communities.

a. Program Description and Marketing Strategy

(i) Program Description: The availability of EPA RLF financing to support brownfield redevelopment is a critical component for maintaining the success of the City's redevelopment efforts. It is anticipated that the entire RLF funding available for lending will be consumed very quickly in loans to pending redevelopment projects in the target corridors. By funding environmental cleanup at the priority sites, all of which are high-risk sites, have community-supported redevelopment projects that support the goals, the pending projects can be brought to fruition. The sites are all brownfields, and the redevelopment projects need capital infusions, which RLF loans can provide, to help offset the extra costs of environmental remediation on the sites. RLF loans will provide initial capital to fund environmental response activities, which must be conducted at the beginning of a project. These are the types of activities and project timing where commercial financing is difficult to obtain. RLF financing will act as a bridge loan for developers until tax increment financing reimbursements (TIF reimbursements) can pay back the cost of environmental cleanup activities. Adding RLF financing to the developer's initial capital stack helps achieve the required loan-to-value ratio needed to secure additional redevelopment financing. Additional economically viable and community-supported projects will be considered to fully expend the grant.

The GRBRA is comprised of representatives of local businesses and community organizations. The GRBRA is staffed by the City's Economic Development Office (EDO). The EDO administered the City's FY2010 RLF Grant with support as necessary from other City departments including engineering, planning and community

development. All of these stakeholders have a sound knowledge of redevelopment tools, and a unified vision and drive to improve the economic condition of the City.

One of the reasons for the success of the GRBRA's brownfield program is the well-established process that is clearly conveyed to each party desiring to use the redevelopment incentives available. First, staff of the GRBRA will meet with the development team to evaluate whether the project coincides with the City's development, community and sustainability goals. If the GRBRA supports the project, the development team will be invited to submit an amendment to the existing Brownfield Plan. Once the amendment to the Brownfield Plan is submitted and reviewed by the EDO, it is presented to the GRBRA and their attorney for approval or rejection. If approved, the project must be presented to the City Commission, at which time the public can comment on the proposed project. This process provides significant "checks and balances" and multiple opportunities for public input. The EDO, as staff to the GRBRA, will manage the RLF and loan administration, with the GRBRA providing oversight. Loans will be made only to borrowers who can demonstrate the following: 1) financial stability; 2) project economic viability; 3) sufficient cash flow or incremental taxes to repay the loan; and 4) eligibility of the project site/response activities for RLF funding. No minimum or maximum loan amounts will be established, though the typical loan range is anticipated to be \$100,000 to \$250,000. Loan terms are envisioned to be 3 to 15 years with the possibility that payments are deferred for a limited time for certain projects. The term will be of sufficient length to promote and allow for the intended redevelopment to take place. Extended terms may be allowed for loans using tax increment financing for repayment. However, the intention is to coordinate the maturity of the loan with other financial support so that the developer/borrower can refinance the RLF loan with the increased collateral value from the redevelopment.

Loans will be structured with the highest level of collateral feasible. Borrowers will be required to provide detailed cleanup plans, budgets, schedules, and demonstrate that cleanup plans have been reviewed and approved by the MDEQ. The environmental consultant will prepare the grant documents (Quality Assurance Project Plan (QAPP), Analysis of Brownfield Cleanup Alternatives (ABCA), Community Involvement Plan, and Decision Memorandum), help establish a document repository, and coordinate a 30-day public comment period. After closing the loan, the Project Manager and environmental consultant will review and monitor the following: 1) preparation of bid plans and specifications (to ensure task eligibility, facilitate pay request reviews and approvals, and requirements for compliance with federal cross-cutters); 2) Davis Bacon compliance during response actions; and 3) compliance with work plans and loan documents. They also will review pay requests and perform program reporting. This information will be drafted into a Development Agreement that documents the expectations of the proposed cleanup and development and sets requirements that will address the goals of the GRBRA's brownfield program as appropriate to the project (i.e., total investment, jobs created, preservation or creation of greenspace, reuse of infrastructure, etc.).

The GRBRA will take a first or second position on loans. Interest will be based on the risk of the overall loan, credit worthiness, repayment schedule, likelihood of cleanup success, and whether the loan is subordinated. Interest rates will likely range from 0 to 5%. Depending upon project circumstances, interest or repayment may be deferred until the redevelopment activities are complete (i.e., affordable housing projects). Guarantees will be required where the level of collateral is deemed insufficient, and may be routinely required. The experienced EDO and GRBRA Boards, including the GRBRA's attorney, will act as a Loan Review Committee.

(ii) Marketing Strategy: The GRBRA will promote the long term viability of the fund by utilizing its legal and professional staff skilled in packaging and underwriting loans. The GRBRA is well aware that the requested RLF funds will be insufficient to fully cover the costs of environmental response actions and other brownfield redevelopment costs on a given site. Therefore, the GRBRA will use the RLF Grant program to leverage additional funds needed to support successful projects (Section 2.c).

The GRBRA anticipates providing RLF loans to developers/businesses with projects requiring upfront cleanup to make the project viable. Developers of sustainable projects that reduce environmental impacts and create high-wage jobs or affordable housing with greenspace amenities will be the RLF applicants of choice. The GRBRA will seek projects and developers for brownfields in the target corridors described in Section 1. The GRBRA also will target the following entities as potential loan applicants: 1) private developers, 2) growing businesses, and 3) non-profit organizations. These entities are candidates encountered through the City and its partner's economic development and business attraction efforts. These organizations are in position to market RLF loans because developers seek them out to initiate real estate, development, and financial discussions.

The GRBRA's outreach efforts have been focused on the area's lenders, attorneys, realtors, developers, businesses, and other local and regional business and community organizations.. The GRBRA will continue to reach out to these entities to educate them on the availability, use, and benefits of the RLF Grant program. The EDO/GRBRA will explain the RLF Grant program to local trade organizations, business groups, and state economic development functions and will develop an RLF Grant fact sheet for distribution. The RLF Grant program and associated sites will be promoted on the GRBRA website, which already includes details on available industrial sites and incentives. In addition, the EDO will work with The Right Place, Inc., a regional non-profit economic development organization, to attract business and promote the RLF Program.

b. Task Description and Budget Table:

(i) Task Descriptions: The following four tasks will be required to implement the RLF Grant Program. Approximately 91% (\$912,000) of the RLF budget will go directly to cleanup work. No expenses will be incurred for overhead, travel, equipment, or supplies. Costs for these categories will be in-kind (detailed in Section 2.c). The 20% cost share will be achieved by requiring borrowers to contribute, directly or through external leveraging, at least 20% of the response action costs for RLF-funded projects, or by supplementing cleanup costs with funds from the GRBRA's Local Site Remediation Revolving Fund (see Attachment 5 for a letter committing these funds).

Task 1 – Outreach and Marketing (\$4,000) Cost is inclusive of staff time for development of materials and various presentations estimated at a total of 80 hours at \$50/hour. Outputs include development of marketing materials and facts sheets, and specific outreach events that explicitly promote the RLF or for public outreach for specific RLF projects.

Task 2 – Loan Processing and Execution (\$912,000) Costs include personnel costs of \$10,000 (200 hours at \$50/hour), contractual costs of \$14,000 for a qualified environmental professional for the following activities: reviews of project summaries, site characterization reports, eligible activities; prepare Eligibility Determinations, Analyses of Brownfields Cleanup Alternatives (ABCAs), Community Involvement/Relations Plans (CIPs), Decision Memoranda, and legal fees of \$12,000 over the life of the RLF. Outputs include selection/processing of up to five projects for funding (estimated total of \$876,000 in loans) and completion of all document preparation and community involvement activities (at least three per project).

Task 3 – RLF Management (\$24,000) This includes review/approval of invoice activities and amounts; tracking invoices/costs against approved work plans and budgets; preparing quarterly reports; tracking outcomes; and revolving loan fund operation. Personnel costs are estimated at 320 hours at \$50/hour for a total of \$16,000 and contractual costs of \$8,000 for an environmental consultant comprise the remainder of the budget for this task. Outputs will include successful project accounting, Grant drawdown, loan invoice payment, and timely quarterly reports.

Task 4 – Cleanup Oversight (\$60,000) This reflects costs for an environmental consultant to monitor cleanups for compliance with RLF Grant provisions, Davis-Bacon and other federal cross-cutting requirements, and VCP cleanup goals and criteria. Contractual costs also will include technical reviews of cleanup plans and reports, and coordination with the MDEQ. Outputs will include completion of up to five loan-funded site cleanups, completion of up to five Davis-Bacon compliance reports, and regulatory sign-off on conformance of cleanup projects with the VCP.

A new RLF Grant will continue to provide a very powerful tool to fund upfront cleanup costs on those brownfields where existing contaminant remediation costs can be a "deal breaker" during redevelopment. The City will use the database-driven measurement/tracking/documentation tools developed during the previous RLF Grant. The following outputs and outcomes will be recorded.

Outputs	Outcomes
---------	----------

<ul style="list-style-type: none"> • Number of sites qualified for the RLF Grant program • Number of cleanup plans prepared • Number of loans completed • Number of sites remediated • Number of redevelopment projects completed 	<ul style="list-style-type: none"> • Number and sizes of properties returned to a productive use • Types/values of economic incentives leveraged • New investment dollars leveraged • Number of total housing units and affordable housing units constructed • New jobs created • Acres of greenspace preserved • Increase in median incomes in target neighborhoods
--	---

(ii) Budget Table: The RLF Grant budget tasks are summarized below.

Hazardous Substances Sites – Program Tasks for Loans					
Budget Categories	Task 1: Outreach & Marketing	Task 2: Loan Processing & Execution	Task 3: RLF Management	Task 4: Cleanup Oversight	Total
Personnel	2,000	7,500	13,000		22,500
Contractual		10,500	5,000	45,000	60,500
Loans		658,000			658,000
Other-Legal Fees		9,000			9,000
Subtotal	2,000	685,000	18,000	45,000	750,000
Cost Share		150,000			150,000
Petroleum Sites – Program Tasks for Loans					
Personnel	2,000	2,500	3,000		7,500
Contractual		3,500	3,000	15,000	21,500
Loans		218,000			218,000
Other-Legal Fees		3,000			3,000
Subtotal	2,000	227,000	6,000	15,000	250,000
Cost Share		50,000			50,000
Total	4,000	912,000	24,000	60,000	1,000,000
Total Cost Share		200,000			200,000

A subgrant will only be considered where a non-profit or governmental agency proposes a transformational project where repayment of a loan is not feasible.

c) Ability to Leverage: RLF Grant funds are a vital component for catalyzing a brownfield redevelopment project; however, they are rarely sufficient to ensure a successful redevelopment, so RLF funds must be used to leverage other sources of funds. The City and GRBRA have proven track records of leveraging both Assessment and RLF Grant funds to spur private investment in brownfield properties. The City leveraged more than \$52 million of private investment and public leveraged funding and resources with its 2010 RLF Grant (see Section 5.c(i)2). The GRBRA will continue its partnerships and success by taking advantage of the leveraged funding/resources described below to support project management and community involvement, and cover costs associated with remediation, demolition, site preparation and infrastructure improvements. The following identifies local resources the City can access to support cleanup and redevelopment activities.

- *In-Kind Local Government Services.* The City will provide up to 200 hours of staff time to support programmatic and required financial functions associated with the RLF Grant program. The value of these in-kind services is approximately \$12,000 (200 hours at an average hourly rate of \$60).
- *Brownfield Redevelopment Authority funds.* The Executive Director of the GRBRA has committed \$200,000 of their available local site remediation revolving funds to help cover the costs of remediation (e.g., asbestos abatement, excavation, etc.) and demolition activities at brownfield sites supported by the RLF Grant. The GRBRA will also provide support through personnel and programmatic activities associated with cleanup planning.
- *Downtown Grand Rapids, Inc. (DDA)* – Downtown Grand Rapids, Inc. is committed to ensuring that projects balance the need for new open spaces and access to the Grand River with increased commercial

and residential density. The DDA will provide additional funding for RLF Grant-supported brownfield projects that help meet these goals, and the level of support will be determined when project details are evaluated by the DDA.

- *Michigan Economic Development Corporation (MEDC)*. The MEDC has grant and loan funding available through its Community Revitalization Program (CRP) for properties that are contaminated by hazardous or petroleum substances. The GRBRA has been successful in leveraging CRP dollars for significant redevelopment projects and anticipates that CRP funding will be sought for the redevelopment of priority brownfields.

The above-listed entities consider themselves to be stakeholders in the success of the City's brownfields redevelopment program. As such, their pledge is genuine and the likelihood of follow through on their leveraging commitment is high. Leveraging letters are included in Attachment 5.

3. Community Engagement and Partnerships

a. Plan for Involving Target Community & Other Stakeholder Involvement; and, Communicating Progress:

The GRBRA feels it is important to involve the targeted communities and other stakeholders, including the City's citizens living outside the targeted communities, community organizations, and Neighborhood Associations, in the planning and implementation of the Program. The GRBRA is committed to providing regular and timely communications regarding the progress of the Program to stakeholders and the targeted communities. The GRBRA's Project Report is always available on the [GRBRA website](#). This report shows the data related to projects seeking tax increment financing through the GRBRA. The GRBRA maintains an EPA Grant database and provides this information at bi-monthly public meetings. The GRBRA maintains a public [mapping application](#) that provides spatial data as well as project information for each project funded with EPA grant dollars, including final ESA reports. Due to the large percentage of Hispanics in the community, the City already offers a Spanish version of its website. In addition, the GRBRA will utilize the City's monthly time slot on the local Spanish Radio Station (LaMejorGR.com) to assist with outreach to the Hispanic community. The GRBRA will utilize the City's Facebook page and Twitter account for the RLF Grant notification, allowing the community to interact with the GRBRA and City in real time.

Following the EPA award notice for RLF Grant, the GRBRA will announce the award to the community several ways: through a press release to *The Grand Rapids Press*, *El Vocero Hispano*, and *MLive.com*; social media announcements via the City's website and Facebook and Twitter accounts; advertisements on local public radio stations (WGVR 104.1 FM) and local-access cable television; and notifications to its community partners (Section 3.c.i), who will assist with the community notification process. The GRBRA will also coordinate with the following community organizations to capitalize on these organizations' communication networks and other resources to foster community involvement in the GRBRA's Program: West Michigan Hispanic Center and West Michigan Hispanic Chamber of Commerce to assist the Hispanic community, LINC (a community development corporation that focuses their efforts in the Southtown corridor), and Seeds of Promise (a non-profit organization working to empower urban residents to direct their own strategies to create a self-sustaining neighborhood within the Southtown Corridor). The GRBRA will include instructions on how to communicate with the GRBRA via social media or online forums in the initial press release. The GRBRA's goal is to have open interaction with the community during the entire Program.

Community outreach/involvement efforts will occur when each of the following Program activities occur: a site/project has been selected for an RLF loan, a remediation approach tentatively has been selected, or a draft ABCA has been prepared. The ABCA and supporting documents will be made available in readily accessible document repositories established at the City Hall and district library and posted on the GRBRA website, Facebook, and Twitter. Notices of 30-day period for public comment on the ABCA, selected alternative, and proposed redevelopment will be disseminated as in the previous paragraph. A public meeting will be held at a readily identifiable and accessible public building in, or as close as possible to, the target neighborhood at the end of the comment period to receive and discuss additional comments. The GRBRA will partner with the neighborhood associations to identify the best meeting location and methods to involve as many residents as possible. All comments will be documented, and appropriate modifications will be made to the cleanup plan. Additional public meetings will be held at the conclusion of each site cleanup to summarize results of cleanup, discuss redevelopment plans for the site, and provide information on times/locations of future site planning

meetings (planning and zoning meetings, etc.). Where appropriate, a translator will be employed to assist the City's Hispanic community in understanding and participating in the public participation process.

Following completion of an RLF project, stakeholders (e.g. neighborhood associations and community partners) will be notified about the results of the cleanup activities and the health and environmental impacts of redevelopment will be explained. At the close of the RLF grant, the GRBRA will hold a final public meeting to notify the community of the successes and challenges faced during the Program. By utilizing print, internet, radio, television, and the GRBRA's monthly public meetings, and by providing communications in both Spanish and English, the GRBRA believes it will be able to communicate effectively with the target communities.

b. Partnerships with Government Agencies:

Local/State/Tribal Environmental Authority: The GRBRA will continue its partnership with the Michigan Department of Environmental Quality (MDEQ) to ensure appropriate cleanup of brownfields. The Program will be conducted in compliance with the rules and guidance promulgated by the MDEQ pursuant to Michigan's Voluntary Cleanup Program (VCP). The GRBRA will coordinate with MDEQ district staff (Grand Rapids, Michigan) and headquarters staff (Lansing, Michigan) for VCP technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. When contamination is discovered, the cleanup criteria established by the MDEQ under the Michigan VCP will be used to identify and address on-site health and environmental threats posed by contamination identified on these sites. When tax increment financing is used to reimburse costs of environmental activities associated with brownfields, the MDEQ must review and approve work plans for the environmental response actions prior to implementation. The MDEQ will review and approve Remedial Action Plans (RAPs) for brownfield sites where response actions are completed.

The Kent County Health Department (KCHD) will continue to be involved in protecting public health and the environment during the GRBRA's cleanup and redevelopment of brownfield sites. If contamination has the potential to negatively impact the health of local populations (off-site exposures that would not be the responsibility of a non-labile developer), the GRBRA will notify the MDEQ and KCHD. The expertise and experience of KCHD will help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations with assistance from the Agency for Toxic Substances and Disease Registry (ATSDR); design and conduct notification/education programs; and coordinate health testing (e.g., blood-lead tests) if migration of contamination from a brownfield site is confirmed.

Other Governmental Agencies: The GRBRA will continue its partnership with the EPA to secure site eligibility determinations and work through RLF Grant approvals. The GRBRA has strong partnerships with the MDEQ, MEDC, the Michigan State Housing Development Authority (MSHDA), and the US Department of Housing and Urban Development to coordinate funding sources and assist developers with project capital. The GRBRA also has close relationships with local Corridor Improvement Authorities (CIAs) that are working to revitalize neighborhood business districts in the City. Specifically, the CIAs will provide the GRBRA with opportunities to present redevelopment plans to local neighborhood stakeholders and receive feedback on cleanup plans.

c. Partnerships with Community Organizations:

Community Organization Description and Role: The following community organizations will be directly involved in the RLF Grant program. Letters of support from these organizations are included in Attachment 6.

The Rapid - Interurban Transit Partnership The Rapid operates a nationally recognized public transportation system within the City. The Rapid is already collaborating with the City on the design and implementation of its second Bus Rapid Transit (BRT) route. The Rapid will continue to provide input to the City and the GRBRA regarding acquisition and redevelopment of target brownfields in and around the existing and proposed BRT routes.

The Right Place. The Right Place is a regional non-profit economic development organization that supports the local business community through education and retention programs and promotes opportunities for businesses outside of the region to locate in the Grand Rapids area. The Right Place's role will be to assist with community outreach efforts, such as informing developers and the business community about the RLF Grant program, and promoting redevelopment opportunities at the City's brownfields.

West Michigan Environmental Action Council. The West Michigan Environmental Action Council (WMEAC) is a long-standing non-profit organization focused on providing education and advocacy, building sustainable communities and protecting water resources. WMEAC partnered with the City in developing a long-term

stormwater management and infrastructure plan and Climate Resiliency Report, and will work with the GRBRA to evaluate potential impacts to water bodies and recommending best-practices and cleanup alternatives.

Downtown Grand Rapids Inc. Downtown Grand Rapids Inc. (DGRI), in partnership with the City, has utilized a participatory community visioning and priority-setting process to develop the **GR Forward Plan** for the River Corridor and downtown area. The community input from this continual engagement process will be heavily relied on in anticipation of leveraging funds for the GR Forward pilot projects that may utilize RLF Grand funds.

Grand Rapids Whitewater Grand Rapids Whitewater is a non-profit organization, working in partnership with the City, to restore the historic rapids to the Grand River and create connectivity that will provide sustainable social, economic, and environmental benefits. This project has received an **Urban Waters Federal Partnership** designation from the EPA and has been a focal point of the **GR Forward Plan**. With a number of targeted communities along the River Corridor, Grand Rapids Whitewater's partnership will be utilized for input on the RLF-funded cleanups of these sites and planning for their redevelopment.

LINC Community Revitalization Inc. (LINC) LINC is a community development corporation that has traditionally focused their economic development efforts in the Southtown Corridor. They will employ their communication network and other resources to foster community involvement in GRBRA's Program. Their efforts will be critical in gaining support for RLF projects in the Southtown Corridor.

Neighborhood Ventures Neighborhood Ventures is contracted by the City for economic development work with the diverse, local businesses within the City's 20 unique neighborhood business districts to help them become self-sustaining and vibrant corridors. This partnership will continue as Neighborhood Ventures shares pertinent information about the RLF Grant Program and collects feedback from the local business community through the Neighborhood Business Associations, CIAs, and site-visits that they administer.

Seeds of Promise. Seeds of Promise is a non-profit organization working to empower urban residents to direct their own strategies to create a self-sustaining neighborhood within the Southtown Corridor. They will help the GRBRA by engaging community stakeholders and by communicating to residents the hazards of contaminated properties and benefits of site remediation for sustainable redevelopment.

West Michigan Hispanic Chamber of Commerce The West Michigan Hispanic Chamber of Commerce is a regional organization that supports the economic advancement of the Hispanic-owned businesses and assists in the professional growth of Hispanic leaders in West Michigan. They are frequently the first point of contact for the Hispanic community, and as such, they will inform potential property purchasers of the availability of the GRBRA's program. In addition, they will support the GRBRA by encouraging participation among business leaders in the planning and implementation of the Project within the largely Hispanic Southtown Corridor.

Rockford Development Group (RDG) RDG is a local developer that has invested significantly to the growth and revitalization of our City through multiple, transformative, sustainable redevelopment projects. RDG is currently securing properties in the Southtown Corridor. RDG's development will support the GRBRA's effort to achieve the goals of the Southtown Plan (Section 2).

4. Program Benefits

a. Health and/or Welfare and Environmental Benefits: Redevelopment of brownfields will improve impoverished sensitive and minority residents' health and welfare by removing sources of contamination, thus limiting inhalation, ingestion, and dermal exposures. Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods within the target corridors in a way that directly benefits the residents. Because this work will be completed on existing industrial and downtown commercial sites, residents will reap the benefits without being displaced from their homes or neighborhoods. The health and welfare risks to residents in the target corridors will be abated when exposures to contaminants and other dangers on priority sites are mitigated. Redevelopment of the City's priority brownfields will improve the health and welfare of residents as described in the table below.

Site	Health and Welfare Benefits to Community*
RIVER CORRIDOR	
201-301 Market Avenue SW	This 17-acre municipal fueling and maintenance site will be redeveloped into a commercial and mixed-income, riverfront development with ample recreational greenspace and natural flood control features. Soil and groundwater impacts

	(VOCs, PAHs) will be remediated, and barriers will be installed to address direct contact and vapor intrusion concerns.
111 Ionia Avenue SW	Redevelopment plan call for this municipal parking lot to become a dense, mixed-use area which includes retail, dining, entertainment, offices, and residential uses. Contaminated urban fill will be removed or capped, and vapor barriers will be installed as necessary to address vapor intrusion concerns.
216 Fulton Street West and 3-63 Market Avenue SW	Former uses of this 6.4-acre parking lot include a fueling station and steel plant. Situated on the Grand River in the heart of the City, development plans call for a mixed-use, riverfront development with grocery, dining, extension of an existing riverfront trail, and natural flood control features. Soil and groundwater impacts (VOCs, PAHs) will be remediated, and barriers will be installed to address direct contact and vapor intrusion concerns.
SOUTHTOWN CORRIDOR	
800-900 Division Avenue South	Soil and groundwater impacted with petroleum and/or solvents from historical auto repair shops will be remediated. The Property will be redeveloped for a public transit-orientated use.
Former Dexter Lock – 1601 Madison Avenue SW	The 250,000 square foot manufacturing building is crumbling, and soil, groundwater, and vapors are impacted with chlorinated solvents. Asbestos will be abated from the building prior to demolition. Soil and groundwater will be remediated to facilitate development of a light-industrial innovation complex and green space. A vapor intrusion mitigation system will be installed to address vapor intrusion concerns.

**Each of these sites will be secured prior to RLF funded activities*

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:

(i) Policies, Planning, or Other Tools: The City recognizes and incorporates the interdependency of the economic engine, social structure, and natural environment (including considerations for managing brownfield sites) in its planning, policy, and program decisions. The City and GRBRA recognize the environmental benefit from infrastructure reuse and cleanup and redevelopment of brownfield properties. Our zoning ordinances, Michigan Street Plan, Green Grand Rapids Plan, and the GR Forward Plan all identify walkability, density, mixed-use development, green building and environmental sustainability as priorities for redevelopment in the City. The GRBRA's brownfields program evaluates projects against all of these plans' priorities. As former industrial and commercial facilities, the City's priority brownfields are served by existing infrastructure of sufficient capacity to support the planned redevelopments, thus minimizing expenditures on utility extensions, reducing the use of construction materials (steel and concrete pipe, fiber optic lines, etc.), and reducing construction air emissions (greenhouse gases, particulate matter). The RLF Grant will be utilized as a tool to support the community plans that identify sustainable development as a priority.

The City's zoning ordinance requires the provision of green space in every project (10-15% of lot size, depending on location). The City has also recently completed a Green Infrastructure Manual that is utilized to evaluate alternatives for public and private infrastructure projects, and is increasing the prevalence of Green Infrastructure, particularly in road rights-of way, in the City. Grand Rapids has been recognized on a national level for its sustainability efforts. The U.S. Chamber of Commerce named Grand Rapids the Most Sustainable Mid-size City in America in 2010, and the United Nations has designated Grand Rapids as a Regional Centre of Expertise for Education and Sustainable Development. The GRBRA's brownfields program, with the assistance of EPA Assessment and Cleanup funding, has contributed to this recognition and will continue to play a key role in the redevelopment of the City.

Examples of sustainable development in the City include the Downtown Market and 1to3.org projects. The 2010 RLF Grant-funded Downtown Market project involved the remediation and reuse of 3.1 acres of contaminated property in the Heartside neighborhood. The redevelopment features an 8,000 gallon rainwater harvesting tank to irrigate the green roofs and greenhouses, geothermal heating and cooling, and an energy efficient building which promotes healthy, locally grown and raised foods and provides kitchen incubator space to local entrepreneurs. A project called the "1to3.org project" consisted of the adaptive reuse of a 95 year old foundry into a 3,000-square-foot office building which boasts the highest LEED-NC certification score in the world (66 of 69

possible points). The building features zero-stormwater discharge, geothermal heating and cooling, solar panels, and materials rescued from former school buildings.

Brownfields redevelopment in the City will follow the GRBRA's and City's lead-by-example efforts. The use of the RLF Grant to support private brownfield redevelopment projects provides additional leverage to insist, through city ordinance and the site planning and approval processes, that greenspace is preserved and/or land is made available for community projects, and to encourage the incorporation of LEED and sustainable development elements into project designs. The GRBRA and the City will also encourage the use of green remediation techniques (e.g., idle reduction plans for equipment, advanced diesel vehicle retrofit technologies, treatment system optimization, solar power use) during redevelopment activities.

(ii) Integrating Equitable Development or Livability Principles: The City's goals are consistent with the Livability Principles adopted by the partnership between the EPA, the United States Department of Transportation, and the United States Department of Housing and Urban Development. The Federal and State funding (\$32 million) approved for the Bus Rapid Transit (BRT) and the development and implementation of the Michigan Street Corridor Plan are examples of how the City is actively incorporating the equitable development and livability principle objectives. The GRBRA's priority sites are in and near the BRT route and the Michigan Street Corridor Plan Project area; therefore, cleanup and redevelopment of brownfield sites along the BRT and Michigan Street Corridor will help to strengthen these targeted areas. The RLF funds will be used to reduce the risks at our brownfield sites and ready them for redevelopment, which will supplement existing community efforts that are already addressing the health and welfare of residents, promoting equitable, affordable housing and economic growth, protecting parks/greenspace, restoring the integrity of the Grand River, supporting reuse of existing infrastructure, and promoting sustainable development. As one example, the GRBRA envisions redevelopment of the site at 201-301 Market Avenue SW (a priority site) that will result in a public recreation space that not only increases green space and access to the Grand River, but also implements green infrastructure (e.g. terraced flood protection, bioswales, rain gardens). There are insufficient funds available for this project without assistance from the RLF Grant Program; therefore, this project will require RLF Grant funds to make it a reality.

c. Economic and Community Benefits (long-term benefits): Brownfields redevelopment is imperative for the City's economic revitalization and growth in the future. Brownfields redevelopment promoted by use of RLF Grant funds will result in benefits for residents in the City's targeted communities, creation of job opportunities, and improvement in the tax base, all of which benefit the City as a whole. Brownfields redevelopment will also result in preservation and enhancement of the City's existing greenspaces.

(i) Economic or Other Benefits: The GRBRA will solicit sustainable job-creating businesses and include RLF Grant funds in redevelopment incentive packages. The City believes that the increased commercial, recreational, and residential options spurred by brownfields redevelopment will improve living conditions and attract additional development to its targeted communities. These redevelopment projects will improve the tax base and diversify the City's work force, rendering it less vulnerable to swings in the economy and disproportionate impact from traditional manufacturing (e.g., furniture factories). The redevelopment of the City's priority brownfields will have the following direct economic benefits:

- **201-301 Market Avenue SW:** In the Heartside neighborhood, the 17 acre site currently is occupied by the City for public services. The City intends to list the property for sale and will require significant investment in excess of \$50 million for a project that will create new commercial and mixed-income residential space as well as a significant amount of public green space to enhance public access to and enjoyment of the Grand River.
- **111 Ionia Avenue SW:** Currently serving as a municipal parking lot, this one-acre parcel is targeted for dense, mixed-use redevelopment. The community has envisioned a mix of retail, restaurant, entertainment, office and residential at this property in the Heartside neighborhood. More than 100 new job opportunities will be available to residents, and investment is estimated at more than \$50 million.
- **216 Fulton Street W and 3-63 Market Avenue SW:** Currently serving as a private parking lot and restaurant, this 6.4-acre, multi-parcel site is targeted for a mixed-use redevelopment that includes a stepped flood control zone. The community has envisioned a mix of retail, grocery, restaurant (existing), and extension of an existing riverfront trail in the Heartside neighborhood. More than 100 new job opportunities will be available to residents, and investment is estimated at more than \$30 million.

- **800-900 Division:** In the SECA neighborhood, currently comprised of a tire shop, former bakery, and auto shops. Supported by existing infrastructure and adjoin a BRT Station. The properties are targeted for a transit oriented development, with amenities including retail, restaurant, office and residential uses. The City estimates the redevelopment of these properties will leverage approximately \$15-20 million in private investment and create up to 75 jobs, in a location with high-speed transit.
- **Former Dexter Lock – 1601 Madison Avenue SE:** This former lock manufacturer is in Garfield Park. The 9.7 acre tract is targeted for a unique redevelopment combining the former light industrial use with the adjacent underutilized green space. The size of the property will allow for the creation of a larger neighborhood park with the remainder anticipated to be reused as high tech or flex industrial space. The private investment will be at least \$15 million and the currently underutilized property could provide up to 200 new jobs.

(ii) Job Creation Potential: Partnerships with Workforce Development Programs: There are currently no EPA Job Training grantees in the City. The GRBRA will partner with the Grand Rapids office of the Michigan Works! workforce development program and Grand Rapids Community College to link residents and students to the education and training necessary to learn the skills required for employment in the environmental field.

5. Programmatic Capability and Past Performance

a. Programmatic Capability: The GRBRA will utilize the same RLF Grant Program Team during the entire grant period. Mr. Jonathan Klooster, Economic Development Coordinator in the City's Economic Development Office (EDO), successfully managed the City's FY2010 RLF grant, and will continue as financial/program manager. The GRBRA's management team also includes the significant experiential management depth and availability of the following personnel: 1) the City's Economic Development Director (Ms. Kara Wood), 2) an experienced and qualified environmental professional (QEP; consultant), and 3) existing staff in the City's engineering department with long-standing experience managing State and federal grants. The GRBRA will rely on this team for management continuity in the event of loss of Mr. Klooster and will maintain uninterrupted operations and ensure a smooth succession.

The City successfully procured highly qualified consultants for its 2010 EPA RLF grant through a competitive Request For Proposal (RFP) and interview process in accordance with applicable requirements of 40 CFR Parts 30 or 31. The GRBRA will utilize the same protocol for a FY2016 award. The consultants will have managed EPA RLF Grant projects and be familiar with all programmatic requirements to be selected to support the GRBRA's grant program. The GRBRA understands that strong relationships with qualified environmental consultants is of paramount importance to the success of EPA grant projects. As such, any consultant selected will be required to regularly attend public meetings to provide updates on grant projects and to support the GRBRA in its efforts to assist the EPA with programmatic evaluation (i.e. quarterly reports, ACRES updates) and keep the public informed of progress on the project.

The program manager will manage the technical, contractual, and administrative functions of the program, including project screening and selection, project document review, coordination of financial reviews and loan agreement negotiations, Davis Bacon compliance, soliciting QEP, coordination with the selected QEP during RLF grant activities (e.g., ABCA, Decision Memorandums, response activity monitoring, etc), and processing payments through the ASAP system.

The staff which will administer the RLF Program has a strong history of compliance with financial and reporting requirements for EPA grants, including timely and complete submissions of quarterly reports, accurately submitting outcomes to ACRES, drawing down funds and closing out grants. The GRBRA will diligently track, measure and report on the success of the Program utilizing both ACRES and an internal database which is made available to the public and is regularly presented at public meetings. Specifically, the GRBRA will evaluate outcomes against those incorporated into the Work Plan and measure the success of redevelopment projects supported with RLF funding by the level of private investment, job creation, acres remediated, and the extent to which future redevelopment results in the protection of human health and the environment.

b. Audit Findings: The GRBRA has never received adverse audit findings from a federal or state grant. In June 2011, EPA Region 5 conducted an Administrative Desk Review of the City's administrative and financial management systems for its Assessmet Grant. The EPA review report stated, "it is clear that the City has

established the systems to manage and safeguard federal grant funding in order to comply with the applicable regulation and to prevent potential errors in the future...[and] is in full compliance with the administrative and programmatic terms and conditions of the grant award.” The same team that administered the City’s grant will administer the GRBRA RLF Grant, using the same financial and reporting protocols.

c. Past Performance and Accomplishments:

(i) Currently or Has Ever Received an EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant: The City was awarded an EPA Assessment Grant (\$200,000 Hazardous Substances and \$200,000 Petroleum) in FY2008 and an Assessment Grant (\$200,000 Hazardous Substances and \$100,000 Petroleum) and RLF Grant (\$750,000 Hazardous Substances and \$250,000 Petroleum) in FY2010. The City also received supplemental RLF Grant funds (\$260,000) in FY2013. The GRBRA was awarded an Assessment Grant (\$200,000 Hazardous Substances and \$200,000 Petroleum) in FY2014. The City’s Assessment Grant funds in FY2008 and FY2010 were fully depleted and its RLF Grant funds are fully committed. There are less than \$75,000 remaining in the GRBRA’s FY2014 Assessment Grant funds. The GRBRA expects to expend these funds early in 2016.

1. Compliance with Grant Requirements: Following the FY2010 RLF Grant (with FY2013 supplemental funding), and FY2008, FY2010, and FY2014 Assessment Grant award announcements, we developed Work Plans and successfully negotiated Cooperative Agreements (CA) with the EPA. The City also retained qualified environmental consultants. The City has complied with the terms and conditions of its CAs; received EPA approval for each loan and grant; prepared and submitted quarterly reports and annual financial status reports in a timely manner; and successfully submitted site information data to the EPA via the Assessment, Cleanup and Redevelopment Exchange System (ACRES) database. Brownfield redevelopment activity in Grand Rapids, as measured by projects approved, private investment, jobs created and acres assessed and cleaned up, is significantly higher during periods when EPA funding has been available; therefore, the need for additional funding is significant.

2. Accomplishments: The City and GRBRA have created a successful RLF brownfields program on which it can continue to build. With over 120 approved brownfield projects, the GRBRA has a long history of utilizing public funding to leverage significant job creation and private investment. In total, the GRBRA has supported projects that have resulted in the creation of almost 9,000 jobs and private investment approaching \$2 billion. The following accomplishments have been achieved by our RLF Program:

Projects	Downtown Market	Fulton Street Farmers Market	Rylee’s ACE Hardware	Morton Hotel
Amount	\$200,000 (Grant)	\$325,000 (Loan)	\$250,000 (Loan)	\$400,000 (Loan)*
Jobs	252	2	10	50
Acres Remediated	3.5	1.96	0.64	0.36
Public/ Private Investment	\$30,720,880	\$2,367,496	\$1,650,393	\$18,000,000
Activities Completed	Remediation/Disposal of 42,000 tons of contaminated soil	Contaminated soil removal, exposure barrier	Demolition, removal of UST and contaminated soil, asbestos abatement, vapor barrier	Asbestos and lead abatement

* includes supplemental RLF funds

The City and GRBRA reported the following outcomes associated with previous assessment grants: 71 sites and 106 acres assessed, 881 jobs created or retained, and over \$149M in leveraged public and private funds.

The City accurately reported these outcomes in ACRES. The GRBRA understands the importance of project evaluation and measurement and will assist the EPA by continuing to report accurately and timely in ACRES.

ATTACHMENT 1

Threshold Documentation

**FY2016 USEPA BROWNFIELDS REVOLVING LOAN FUND GRANT PROPOSAL
CITY OF GRAND RAPIDS BROWNFIELD REDEVELOPMENT AUTHORITY
RESPONSES TO THRESHOLD CRITERIA**

1. Applicant Eligibility: The Grand Rapids Brownfield Redevelopment Authority (GRBRA) is a public body corporate established pursuant to the Michigan Brownfield Redevelopment Finance Act, Public Act 381 of the Public Acts of Michigan of 1996. A copy of the establishing resolution is included in Attachment 2.
2. Description of Jurisdiction: The RLF will serve the entire City of Grand Rapids, an area corresponding to 44.6 square miles.
3. Letter from State Environmental Authority: The Michigan Department of Environmental Quality (MDEQ) provided the Grand Rapids Brownfield Redevelopment Authority with a letter of acknowledgment for this FY2016 Assessment Grant Proposal. The MDEQ letter is included in Attachment 3.
4. Oversight Structure and Legal Authority to Manage a Revolving Loan Fund:

a. The GRBRA will require each loan or subgrant recipient to obtain approval of cleanup plans from the MDEQ. MDEQ has an established Memorandum of Understanding with the EPA regarding environmental cleanup, liability, and Brownfield redevelopment. EPA acknowledges that Michigan's cleanup program (Part 201 of Michigan's Natural Resources and Environmental Protection Act, PA 451, as amended) provides response actions that are protective of human health and safety; offer an opportunity for public involvement; and allow for appropriate oversight and technical assistance.

There are multiple programs for voluntary cleanups in Michigan. Cleanups completed by non-labile parties will likely be completed under Michigan's nationally-recognized Brownfield Redevelopment program managed by MDEQ. Within this program there are provisions for MDEQ's review and approval through completion of an Act 381 Work Plan (similar to a Remedial Action Plan) which provides specific details of eligible redevelopment activities, including cleanup. Michigan's program to extend cleanup liability exemptions to non-labile parties (i.e., a Baseline Environmental Assessment and Due Care Plan) also provides an opportunity for MDEQ's approval and oversight. Where cleanup activities will result in the placement of an Engineering or Institutional Control, MDEQ is often required to provide approval of the restriction. For petroleum contaminated sites, confirmed releases are required to be reported and enrolled in the State's Leaking Underground Storage Tank Program (Part 213 of P.A. 451). This program utilizes strict environmental consultant qualifications requirements and a detailed, risk-based investigation and reporting program with MDEQ oversight to assure protection of human health and the environment.

The GRBRA will outline requirements in redevelopment and loan documents requiring loan/subgrant recipients to obtain MDEQ-approved cleanup and redevelopment plans prior to expending funds for cleanup activities. MDEQ approval will be required on the BEA, Due Care Plan, and Act 381 Work Plan.

On previous cleanup projects with the City, the MDEQ has taken an active role in working with developers/borrowers in advance of the cleanup effort to provide feedback and guidance to ensure that the intended cleanup actions will meet the desired cleanup goals and meet State requirements. The GRBRA has acquired additional technical expertise through procurement of qualified professional

environmental firm(s) that can provide technical review, cleanup implementation oversight, and communication with the MDEQ, City, stakeholders/partners, and the community to ensure that appropriate requirements are met to protect human health and the environment, and conditions of the loan are being met. The professional environmental firms working with the GRBRA were selected in a competitive procurement process consistent with the provisions of 40 CFR 31.36.

b. The attached legal opinion from the GRBRA's legal counsel affirms that the GRBRA has the legal authority to access and secure sites in the event of an emergency, loan default, or non-performance under a subgrant. This legal opinion further affirms that the GRBRA has legal authority to perform the actions necessary to manage a revolving loan fund. The City's Brownfield Redevelopment Authority (BRA) has already established a "local site remediation revolving loan fund" through Michigan's Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (Act 381). The GRBRA already has the authority and processes in place to manage funds, make loans, enter into loan agreements, and collect repayments.

5. Statutory Cost Share: The Statutory Cost Share requirement for this grant will be met in one of several ways. The Grand Rapids Brownfield Redevelopment Authority may require loan recipients to fund 20% of the eligible costs of cleanup if feasible, or it may choose to fund 20% of the cleanup with currently available funds from its Local Site Remediation Revolving Fund (LSRRF). Currently, \$300,000 is available in the LSRRF which is sufficient to meet the \$200,000 cost share requirement for the \$1,000,000 grant. The Executive Director of the GRBRA has committed to providing up to \$200,000 from the LSRRF in order to guarantee the cost share requirement is met. The cost share is discussed in Section 2.b.ii of the application, and a letter evidencing the GRBRA's commitment is included in Attachment 5.

ATTACHMENT 2

Applicant Eligibility (Resolution)

*63334 Com. Worst, supported by Com. Schmidt, moved adoption of the following resolution under the Consent Agenda.

WHEREAS, the Brownfield Redevelopment Act, Act 381 of the Public Acts of Michigan of 1996 ("Act 381"), authorizes the City Commission after conducting a public hearing duly noticed as required by Act 381 to establish a Brownfield Redevelopment Authority ("Authority") and to designate the boundaries of a Brownfield Redevelopment Zone ("Zone"), and

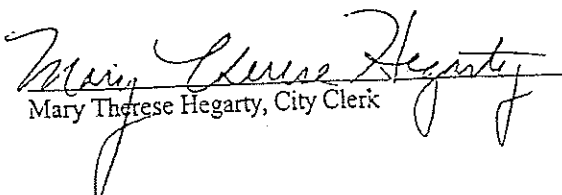
WHEREAS, the City Commission has held a duly noticed public hearing on April 29, 1997, as required by Act 381 regarding the establishment of an Authority and creation of a Zone at which time all persons required by Act 381 were given an opportunity to be heard.

RESOLVED:

1. That an Authority to be known as the City of Grand Rapids Brownfield Redevelopment Authority (the "Authority") is hereby established pursuant to Act 381 to promote the revitalization of environmentally distressed areas of the City.
2. That the boundaries of the Zone that shall be under the jurisdiction of the Authority shall be the jurisdictional limits of the City and the Zone shall include all property within such limits.
3. That the Authority shall be a public body corporate possessing all of the powers necessary to carry out its purpose as provided in this resolution and Act 381.
4. That the Authority shall be under the supervision and control of a seven-person board (the "Board") appointed by the Mayor and approved by the City Commission. Members of the Board shall serve three-year staggered terms as provided in Act 381 and shall take an oath of office prior to assuming their duties. The Board shall elect one of their members as chairperson and another as vice chairperson.
5. That the Board adopt bylaws governing its affairs, subject to prior approval of the City Commission, and shall have such power, authority, duties and obligations as provided in this resolution and Act 381.
6. That the Board may, with the prior approval of the City Commission, appoint a director who shall not be a member of the Board. If appointed, said director shall furnish a bond in the amount of \$5,000 payable to the Authority for its use and benefit which bond shall be filed with the City Clerk.
7. That upon adoption, a certified copy of this resolution shall be promptly filed by the City Clerk with the Michigan Secretary of State.
8. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded to the extent of such conflict.

* CONSENT AGENDA APPROVAL

I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held May 6, 1997.


Mary Therese Hegarty, City Clerk

ATTACHMENT 3

Letter from State Authority



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

December 3, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids
Economic Development Office
300 Monroe Avenue NW
Grand Rapids, Michigan 49503

Dear Ms. Wood:

SUBJECT: Michigan Department of Environmental Quality Acknowledgment of a United States
Environmental Protection Agency Brownfield Grant Proposals for 2016

Thank you for your notice and request for a letter of acknowledgment for the city of Grand Rapids Brownfield Redevelopment Authority's (GRBRA) proposals to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD) encourages and supports locally-based assessment, cleanup, and redevelopment efforts. Our review of your anticipated projects meets the EPA's requirements under the proposal guidelines.

The GRBRA is applying for a \$200,000 hazardous substances assessment and \$100,000 petroleum assessment grant which could be used to conduct assessment activities at eligible brownfield sites in the city. The GRBRA is also applying for a \$1 million revolving loan fund grant to support cleanup efforts at eligible sites. The RRD recognizes the achievements that the GRBRA has had implementing previous grants and believes it will continue this success with new funding. The GRBRA is considered eligible for this grant as an economic development agent of a unit of local government.

Should the EPA award this brownfield grant to the GRBRA, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the city. If you need further information or assistance regarding specific brownfield sites, please contact me at the number below or by email at smedleyr@michigan.gov.

Sincerely,

Ronald L. Smedley
Brownfield Redevelopment Coordinator
Brownfield Redevelopment Unit
Remediation and Redevelopment Division
517-284-5153

cc: Carrie Geyer, DEQ

ATTACHMENT 4

Legal Opinion

December 4, 2015

Mr. Matthew Didier
Environmental Protection Agency
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, Illinois 60604-3507

Re: United States Environmental Protection Agency Revolving Loan
Fund Grant Application

Dear Mr. Didier:

The City of Grand Rapids Brownfield Redevelopment Authority (the "Authority") created pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1966, as amended ("Act 381"), is seeking a revolving loan fund grant (the "Grant") from the United States Environmental Protection Agency ("EPA"). If awarded, the Grant, the Authority will be able to make loans or sub-grants to eligible entities to fund the remediation of contaminated sites within the City of Grand Rapids (the "City").

As legal counsel to the Authority, we provide the following opinions:

1. Pursuant to Section 3(3) of Act 381, the Authority is a public body corporate with all of the power to carry out the purposes of its incorporation as set forth in Act 381 including the right to enter into contracts and accept grants. Act 381 grants the Authority substantial governmental rights, including the right to accept property condemned by the City and considers the use of that property by the Authority to be a public purpose, to authorize, issue and sell tax increment bonds and notes, and otherwise enjoy and exercise powers typically reserved to governmental entities. Therefore, the Authority is, in our opinion, an eligible applicant for the Grant.

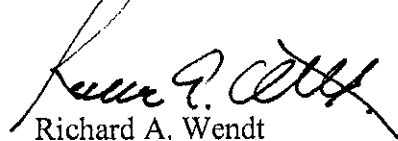
2. The Authority is authorized, pursuant to Section 7 of Act 381, to undertake actions and activities to remediate contaminated sites within the City. This includes, in our opinion, the power to access and/or secure sites in the event of an emergency, default of a loan agreement or nonperformance under a sub-grant. With respect to sites which the Authority does not lease or own, there will be a standard provision in loan documents between the Authority and the borrower/grantee which will provide that the Authority will have access to the site and allowed to secure the site in the event of an emergency, default of the loan agreement or nonperformance under the sub-grant.

Mr. Donald West
January 17, 2014
Page 2

3. Section 7(1) of Act 381, in our opinion, provides specific authorization for the Authority to perform the actions necessary to manage a revolving loan fund, including the authority to hold funds, make loans, enter into loan agreements and collect repayments.

This opinion is being given in connection with the Authority's application to EPA for the Grant and may be relied upon by EPA.

Very truly yours,



Richard A. Wendt

RAW/ak

cc: Ms. Kara Wood
Mr. Jonothan Klooster

GRAPIDS 61291-994 389792v1

ATTACHMENT 5

Leveraged Funding/Resources Documentation



9th Floor – City Hall
300 Monroe Ave NW
Grand Rapids, MI 49503
616-456-3431

December 11, 2015

Mr. Matthew Didier
U.S. Environmental Protection Agency
Region 5 Brownfields Coordinator
77 West Jackson Blvd (SE-7J)
Chicago, IL 60604-3507

Mr. Didier,

The City of Grand Rapids Brownfield Redevelopment Authority (GRBRA) submits this letter to evidence and guarantee its financial commitment to utilize its available funding to supplement EPA Revolving Loan Fund (RLF) grant funds.

Section 8 of Michigan's Brownfield Redevelopment Financing Act, Public Act 381 of 1996 (the "Act"), allows a Michigan Brownfield Redevelopment Authority to establish a local site remediation revolving fund for the purpose of funding eligible activities as defined in the Act, including environmental response activities. Tax increment revenues generated by completed GRBRA projects may be deposited in this fund after a developer has been fully reimbursed for its eligible activity expenses. The GRBRA local site remediation revolving fund currently holds \$300,000. As the Executive Director of the GRBRA, I am committing \$200,000 of these funds to support the assessment or cleanup of brownfield properties as investment leveraged by a U.S. EPA RLF grant.

This financial commitment will also provide the 20% cost-share that is required by the U.S. EPA for RLF grants.

Please feel free to contact me should you have any questions regarding this total commitment of **\$200,000**.

Sincerely,

A handwritten signature in blue ink, reading "Kara L. Wood", is positioned above the typed name.

Kara. L. Wood
Executive Director
City of Grand Rapids
Brownfield Redevelopment Authority

EXECUTIVE
OFFICE



CITY OF GRAND RAPIDS

December 11, 2015

Mr. Matthew Didier
U.S. Environmental Protection Agency
Region 5 Brownfields Coordinator
77 West Jackson Blvd (SE-7J)
Chicago, IL 60604-3507

Mr. Didier,

The City of Grand Rapids is pleased to support the Brownfield Redevelopment Authority's (BRA) application for a U.S. EPA Revolving Loan Fund Grant (RLF) award through in-kind contribution of staff time and resources. This funding is critical for brownfield redevelopment in Grand Rapids as it provides up front financing that makes extremely difficult properties viable redevelopment sites. High demand for the City of Grand Rapids' FY2010 RLF demonstrated the need for this type of funding in the community.

It is my understanding that a \$1,000,000 award could support up to four brownfield redevelopment projects. Although the City does not provide any funding directly to the BRA, we will utilize other resources to assist with the planning, permitting and approval of these projects. These resources will include, but may not be limited to, time commitments from the Planning, Engineering, and Environmental Services departments as well as the Development Center. In general, projects supported by the BRA require significant review in the planning, permitting and inspection process. At a minimum, the City's contribution will entail 200 hours of staff time at an average rate of \$60 per hour to support these projects through the permitting and approval stages.

In addition, the City has other economic development tools at its disposal, including tax exemptions for industrial and high technology companies and tax increment financing to support BRA projects. Should a project that the BRA supports with a U.S. EPA RLF sub-grant provide high-quality employment for our residents and increase the City's tax base, we are prepared to offer these other incentives, which, after City Commission approval, can reduce real and personal property taxes or reimburse developers' costs for eligible brownfield activities.

Please feel free to contact me should you have any questions regarding these commitments.

Sincerely,

Eric R. DeLong
Deputy City Manager



December 15, 2015

Mr. Matthew Didier
U.S. Environmental Protection Agency
Region 5 Brownfields Coordinator
77 West Jackson Blvd (SE-7J)
Chicago, IL 60604-3507

Subject: DDA Support for U.S. EPA Revolving Loan Fund Grant

Mr. Didier,

The City of Grand Rapids Downtown Development Authority (DDA) is glad to support the Brownfield Redevelopment Authority's (BRA) U.S. EPA Revolving Loan Fund grant for the redevelopment of sites within the GR Forward Plan.

The DDA is aware that 201-301 Market Avenue SW and the southwest corner of Fulton Street and Market Avenue are both identified within the application for cleanup. Both of the sites on Market have also been identified as opportunity sites in the GR Forward Plan. The DDA sees 201-301 Market as an example of how City services and industrial uses can be converted to higher and better uses that create a new city destination and accommodate new development. Similarly, Fulton and Market has potential to activate the street edge with new development as well as provide a publicly accessible riverfront open space at a critical intersection of river and City on a major and highly visible thoroughfare. Both of these projects will contribute to the success of the Federal Urban Waters Partnership pilot project of restoring the section of the Grand River that flows through Downtown Grand Rapids.

The DDA has prioritized these two key sites along the Grand River for redevelopment because they will provide social, economic and environmental benefits to downtown Grand Rapids, the City, and most importantly, to the residents of Grand Rapids. The plans for 201-301 Market are longer term, with redevelopment anticipated within the next 5-10 years. However, planning is already well underway for the redevelopment of this property (i.e. plans for relocating public facilities and requesting proposals for development) and therefore, information regarding the environmental condition of the property is necessary in the very near future.

29 PEARL STREET NW SUITE 1
GRAND RAPIDS MI 49503
616 719 4610

WWW.DOWNTOWNGR.ORG



DOWNTOWN
GRAND RAPIDS INC.

These sites will both require assessment and cleanup based on their past uses. The DDA is committed to ensuring that the projects on both sites will balance new open space and access to the Grand River with increased commercial and residential density. Financial support is anticipated for projects meeting these goals. The level of support will be determined as the DDA is presented with details of future projects.

If you have any questions or concerns, please contact me at 719-4610.

Sincerely,

Kristopher Larson, AICP
President and CEO
Downtown Grand Rapids Inc.

29 PEARL STREET NW SUITE 1
GRAND RAPIDS MI 49503
616 719 4610

WWW.DOWNTOWNGR.ORG

ATTACHMENT 6

Letters of Support from Community Organizations



December 11, 2015

Diamond Partner:



Oro Partners:

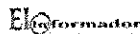


DTE Energy



SPECTRUM HEALTH

Media Partners:



**1167 Madison Ave. SE
Suite 102 Mail Box#8
Grand Rapids, MI 49507**

**Office:
616-452-3960**

**Fax:
616-452-4090**

**Email:
info@hccwm.org**

**Web:
www.hccwm.org**

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

Community Support from West Michigan Hispanic Chamber of Commerce
U.S. EPA Brownfield Revolving Loan Fund Grant Application City of Grand
Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

West Michigan Hispanic Chamber of Commerce endorses the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in its application for a U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF) Grant to assist with the redevelopment of priority Brownfield sites within the City of Grand Rapids.

The Hispanic Chamber is a regional organization committed to supporting the economic advancement of the Hispanic owned businesses and assisting in the professional growth of Hispanic business leaders in West Michigan. As such, we are often the first point of contact for Hispanic businesspeople, as well as business owners and professionals from all ethnic backgrounds who all share a mutual desire to grow the business community and enhance the quality of life in West Michigan.

We are pleased to partner with the GRBRA's knowing that their focus in the Southtown area, where a number of the high Hispanic-populated communities are located, will help spur development and investment among our clientele. We will assist the GRBRA by marketing its Brownfield redevelopment program, including the EPA RLF Grant funds, to potential developers and businesses seeking to invest in the City of Grand Rapids. Specifically, we will utilize MedioDía, a monthly business learning event that is facilitated by the Hispanic Chamber, to market the program.

The Hispanic Chamber fully supports the Brownfield Redevelopment Authority and looks forward to assisting with revitalizing the City of Grand Rapids' priority Brownfield, a key step in overcoming the current economic hardships faced by this community.

Sincerely,

Jorge Gonzalez
Executive Director

THE WEST MICHIGAN HISPANIC CHAMBER OF COMMERCE IS DEDICATED TO WORKING WITH ALL MEMBERS OF THE COMMUNITY TO INCREASE THE ECONOMIC ADVANCEMENT OF HISPANIC OWNED BUSINESSES AND TO ASSIST THE PROFESSIONAL GROWTH OF HISPANIC BUSINESS LEADERS IN WEST MICHIGAN



1007 Lake Drive
Grand Rapids, MI 49506
616-451-3051
www.wmeac.org
fb.com/wmeac

December 10, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from the West Michigan Environmental Action Council
U.S. Environmental Protection Agency Brownfields Revolving Loan Fund Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

The West Michigan Environmental Action Council (WMEAC) is pleased to offer its support to the Grand Rapids Brownfield Redevelopment Authority (GRBRA), for the purpose of assisting with the implementation of a U.S. Environmental Protection Agency (EPA) Brownfields Revolving Loan Fund Grant. WMEAC works to protect and enhance West Michigan's natural and human environments by translating the concerns of people into positive action. WMEAC has been delivering environmental education and advocacy to the West Michigan community for nearly forty years.

WMEAC's role in the implementation of the grant will be to evaluate potential impacts to sensitive ecosystems and water bodies in the region resulting from brownfields redevelopments in the City of Grand Rapids. WMEAC has partnered with the City in developing a comprehensive stormwater management plan and the Grand Rapids' Climate Resiliency Report. The results and recommendations of these reports will be incorporated into brownfield redevelopment projects. WMEAC will provide consultation on best practices to minimize environmental impacts (e.g., stormwater runoff, sensitive habitats, etc.) during redevelopment and construction activities on a site. Suggestions for sustainable redevelopment practices will also be integrated into brownfield projects.

WMEAC fully supports the GRBRA and looks forward to assisting with revitalizing brownfields for the benefit of the community.

Sincerely,

A handwritten signature in black ink that reads "Rachel Hood". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Rachel Hood
Executive Director





December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from Seeds of Promise
U.S. EPA Brownfields Revolving Loan Fund Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

Seeds of Promise is writing to offer our support for the application for a U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF) Grant that is being submitted by the Grand Rapids Brownfield Redevelopment Authority (GRBRA) to assist with the redevelopment of priority brownfield sites within the City of Grand Rapids.

Seeds of Promise works to empower urban residents to direct their own strategies to create a self-sustaining, self-transforming neighborhood. Our target area is within Southtown and we have been actively engaged with the City of Grand Rapids in planning for the collaborative Southtown Corridor Improvement District. It has come to our attention, that Southtown is also an area of focus for the GRBRA's Brownfields program. We are willing to aid the GRBRA in engagement and collaboration with community stakeholders. It is central to our mission to listen to community voices and help meet the needs and wants expressed by the neighborhood and we are glad the GRBRA wants to partner with us in making resources for sustainable development available to our community, and to inform and engage community members in the planning for redevelopment of brownfields properties.

We consider the GRBRA's brownfields redevelopment program to be a unique resource for the redevelopment of contaminated properties. Seeds of Promise readily support the GRBRA's U.S. EPA RLF Grant application.

Sincerely,

Ronald Jimmerson
Executive Director



December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from The Right Place, Inc.
U.S. EPA Brownfields Revolving Loan Fund Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

The Right Place, Inc. is pleased to be an economic development partner with the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in its application for a U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF) Grant.

The Right Place, Inc. is a regional economic development organization and is often the first point of contact for businesses seeking to invest in the city. If the RLF grant is approved, we will assist the GRBRA by marketing the program to potential developers and businesses who are interested in redeveloping priority brownfield properties.

Additionally, The Right Place Inc. regularly attends conferences hosted by regional and national economic development organizations such as the Michigan Economic Developers Association (MEDA), the Urban Land Institute (ULI), and the International Council of Shopping Centers (ICSC). At these conferences we will promote the RLF program in connection with development opportunities in the City of Grand Rapids.

The Right Place fully supports the efforts of the Brownfield Redevelopment Authority to revitalize priority brownfield properties and I urge approval of this application. If you have any questions concerning our support, do not hesitate to contact me.

Sincerely,



Rick Chapla
Vice President, Strategic Initiatives
The Right Place, Inc.



**ROCKFORD
DEVELOPMENT**

601 FIRST ST. NW
GRAND RAPIDS,
MI 49504

PHONE

616.285.6933

FAX

616.285.8001

BUILDING FOR A CHANGING WORLD

December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from Rockford Development Group
U.S. EPA Brownfields Revolving Loan Fund Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

Rockford Development Group (Rockford) is pleased to support the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in its application for a U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF) Grant to assist with the redevelopment of priority brownfield sites within the City of Grand Rapids.

Rockford is very familiar with the GRBRA's brownfields redevelopment program having worked with this program a number of times in the past to make our projects financially feasible. We currently have an interest in undertaking a redevelopment project that would provide significant environmental and social benefits to the south east Grand Rapids community - a community that is disproportionately impacted by the prevalence of Brownfield properties. Rockford has a legal interest in some property and has conducted some environmental due diligence that determined there will be significant environmental costs associated with redevelopment of the property. These costs were especially prohibitive of development during the economic recession and are still major obstacles today.

We know that the GRBRA's RLF program could provide significant help to a proposed project on the City's southeast side. This is a strategic area for redevelopment within the City right now because of the potential it holds compared to some of the other corridors that have already been built up. But this area also hosts a number of contaminated sites that will pose a barrier to redevelopment without the support of the GRBRA. We look forward to playing a role in developing the City's southeast side, knowing that the GRBRA will partner with us to achieve the community's goals.

Rockford credits the GRBRA's brownfields redevelopment program with helping developers, including ourselves, overcome the impediments posed by blighted sights. Therefore, we gladly provide our support for the GRBRA's U.S. EPA RLF Grant application.

Sincerely,

Jeffery J. Edwards
Development Manager



Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

8 December 2015

RE: Community Support from Neighborhood Ventures
U.S. EPA Brownfields Revolving Loan Fund Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

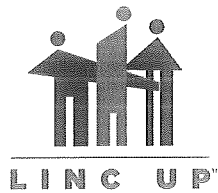
Neighborhood Ventures (NV) is pleased to participate as a community partner with the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in its application for a U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF) Grant to assist with the redevelopment of priority brownfield sites within the City of Grand Rapids.

NV seeks to enhance and revitalize neighborhood business districts within the City of Grand Rapids by providing technical assistance and access to practical economic development tools. The GRBRA's brownfields redevelopment program is just that, a practical economic development tool that we will continue to market within neighborhood business districts to help them become self-sustaining and vibrant. As you know from the economic gardening work for which the City has contracted NV, we are happy to promote this program to our clients through Neighborhood Business Association and Corridor Improvement Authority meetings, and through our regular outreach to local businesses and developers. We understand that several of the priority sites identified in the grant application are located within neighborhood business districts, and that those redevelopment projects could hold great promise for stabilizing impacted communities.

Neighborhood Ventures believes that the GRBRA's brownfields redevelopment program is vital to overcoming the obstacle blighted sights pose to creating a thriving neighborhood business district. Therefore, we gladly provide our support for the GRBRA's U.S. EPA RLF Grant application.

Sincerely,

Mark C. Lewis
President and CEO



December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from LINC Community Revitalization
U.S. EPA Brownfields Revolving Loan Fund Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

LINC Community Revitalization (LINC) is happy to support the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in its application for a U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF) Grant to assist with the redevelopment of priority brownfield sites within the City of Grand Rapids.

LINC is a community development corporation that uses a holistic approach to neighborhood revitalization. Having done both rehabilitation and new development projects, we realize the hazards of contaminated properties and the disproportionate effect they can have on disadvantaged communities. Our economic development efforts have traditionally targeted Southtown, a part of Grand Rapids that has felt a greater impact during economic lows and has yet to see the rewards of the economic turnaround. We understand that a number of sites within our target economic development area have been identified for potential assessment. We believe that redevelopment in this area will have greater impact on creating a more equitable community than they would have in an area where economic development is already flourishing.

Our commitment, to support and mentor new and existing businesses and to enhance the business districts of the neighborhoods in which we serve, makes us excellent partners for the GRBRA's Brownfields program. Having development experience, we are aware of the complications and extraordinary costs that environmental contamination can present for development projects. As a non-profit organization, the RLF program has the ability to make cost prohibitive projects financially feasible.

LINC believes that the GRBRA's brownfields redevelopment program is vital to overcoming the obstacle blighted sites pose to creating thriving neighborhoods and a just city. Therefore, we gladly provide our support for the GRBRA's U.S. EPA RLF Grant application.

Sincerely,

Jeremy DeRoo
Co-Executive Director



Interurban Transit Partnership

300 Ellsworth Avenue SW Grand Rapids, Michigan 49503-4005 616.456.7514 • Fax 616.456.1941

December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from The Rapid
U.S. Environmental Protection Agency Brownfields Revolving Loan Fund Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

The Rapid is pleased to support your application for a U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF) Grant to assist with the redevelopment of priority brownfield sites within the City of Grand Rapids.

As you know, The Rapid has been working closely with local jurisdictions on strategies to address mobility improvements, economic development, traffic congestion, and environmental concerns. The Rapid's role in the implementation of the grant will be to support the Grand Rapids Brownfield Redevelopment Authority (GRBRA) in achieving its community goal of providing the City's residents with an efficient, safe, and dependable transportation system surrounded by vibrant, walkable neighborhoods. The Rapid collaborated with the GRBRA on the design and implementation of its Bus Rapid Transit (BRT) route on Division Avenue, which became operational in 2014, due in part to State and Federal Departments of Transportation support of \$40 million. The Rapid is now working on implementation of the second BRT route which will overlap with the GRBRA's target area for the proposed project.

Studies have shown that BRT routes encourage economic development; therefore, we anticipate an increased demand for brownfields funding along the Division Avenue corridor in the very near future. The potential for transformational change in southeast Grand Rapids is very great, and the GRBRA's RLF program will play an important role. We will continue to provide input to the GRBRA regarding acquisition and redevelopment of target priority brownfield properties in and around the proposed BRT route.

The Rapid will continue its partnership with the GRBRA, assisting with strategic planning and redevelopment of priority brownfields that lead to improved mass transit opportunities for the community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter Varga', is written over a blue horizontal line.

Peter Varga
Chief Executive Officer



December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from Grand Rapids Whitewater
U.S. Environmental Protection Agency Brownfields Revolving Loan Fund Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

Grand Rapids Whitewater is pleased to offer its support to the Grand Rapids Brownfield Redevelopment Authority (GRBRA), for the purpose of assisting with the implementation of a U.S. Environmental Protection Agency (EPA) Brownfields Revolving Loan Fund (RLF) grant.

Grand Rapids Whitewater was born out of the Green Grand Rapids planning process which was completed in 2011 as an amendment to the City of Grand Rapids' 2002 Master Plan. Our dream is to restore the Grand River by returning the historic rapids which we believe will create connectivity and provide sustainable social, economic, and environmental benefits. This project has received an **Urban Waters Federal Partnership designation from the EPA** and has been a focal point of the most recent proposed amendment to the City of Grand Rapids' 2002 Master Plan: GR Forward Plan.

The river restoration project provides significant opportunities for redevelopment along the river for increased commercial, residential and recreational uses. The contaminated urban fill that is prevalent along the majority of the river banks that run through Downtown Grand Rapids present redevelopment challenges that could be addressed, in part, by a U.S. EPA RLF grant. Many of these projects have already been proposed and have received positive community feedback. Grand Rapids Whitewater will work with the GRBRA to continue the community conversation to reimagine what the Grand River, our greatest asset, can become.

Grand Rapids Whitewater looks forward to assisting the GRBRA with the revitalization of brownfield sites along the Grand River and wholly supports the GRBRA's application for the U.S. EPA RLF grant.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Muller".

Chris Muller
Co-Founder

502 2nd Street, Suite 300 • Grand Rapids, MI 49504
616-881-2888 • www.grandrapidswitewater.org



December 11, 2015

Ms. Kara Wood, Executive Director
City of Grand Rapids Brownfield Redevelopment Authority
300 Monroe Avenue NW
Grand Rapids, MI 49503

RE: Community Support from Downtown Grand Rapids Inc.
U.S. Environmental Protection Agency Brownfields Revolving Loan Fund Grant Application
City of Grand Rapids Brownfield Redevelopment Authority

Dear Ms. Wood:

Downtown Grand Rapids Inc. (DGRI) is pleased to support your application for a U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF) Grant to assist with the redevelopment of priority brownfield sites within the City of Grand Rapids' downtown and along the river corridor.

As you know, DGRI has been hard at work leading the GR Forward initiative to define a 10-year community plan and investment strategy for growing Downtown and transforming the Grand River into a distinct economic, ecological and social asset, a project that has been recognized as a pilot project in the Federal Urban Waters Partnership. This involves a partnership with the City of Grand Rapids, Grand Rapids Public Schools, and Grand Rapids Whitewater to conduct an inclusive public engagement and planning process. As part of the GR Forward Plan, we've proposed a number of pilot projects to spur redevelopment along the river corridor.

It is our understanding that a number of these projects will be considered for participation in the City of Grand Rapids Brownfield Redevelopment Authority (GRBRA) Brownfields program. The participation of the GRBRA in these projects is vital to their success. And as these projects are a top priority to us, we have already begun the process of securing the remaining funds necessary to make these projects become a reality, including substantial commitments of our own funds. We have seen the positive impact of the GRBRA's Brownfields program at a number of sites in the downtown area in recently years and hope to see this impact continue up and down the river corridor for many years to come.

Therefore, Downtown Grand Rapids Inc. will continue its partnership with the GRBRA, assisting with strategic planning and redevelopment of priority brownfields that lead to a more vibrant downtown and more connected and equitable river corridor.

Sincerely,

Kristopher Larson
President & CEO



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Sustainable Housing and Communities
WASHINGTON, DC 20410-0050

November 21, 2011

SENT BY EMAIL TO: lbartley@grcity.us

Mr. Landon Bartley
City of Grand Rapids
1120 Monroe Avenue NW
Suite 300
Grand Rapids, MI 49503-1038

SUBJECT: Notification of Selection for the Fiscal Year 2011 Department of Housing and Urban Development's Community Challenge Planning Grant Program

Dear Mr. Bartley:

The Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) is pleased to announce that your application submitted, in response to the Fiscal Year 2011 Department of Housing and Urban Development's Community Challenge Planning Grant Program competition (FR-5500-N-33), has been selected for a grant award! The amount you are eligible to receive is \$459,224.72.

Enclosed with this letter you will find the following:

1. Conditional Award Agreement
2. Letter from your Grant Officer, with a list of items that will need to be provided to negotiate and finalize the terms of your Final Award Agreement;
3. HUD's Line of Credit Control System (LOCCS) payment system forms;
4. Instructions to use HUD's Line of Credit Control System; and
5. Direct Deposit Form (SF-1199a).

Please be advised that selection is conditional upon successful negotiation of the proposed activities and budget outlined in the application. No costs can be incurred until all negotiations are completed.

After the grant agreement is in place, please contact your Government Technical Representative (GTR), Stephen A. Cerny, to discuss the post-award requirements. You may reach Stephen at stephen.a.cerny@hud.gov or 202-402-5097.

We congratulate you on your submission of a successful proposal and we look forward to assisting you in implementing your program. Welcome to the Community Challenge Planning Grant Program!

Sincerely,

A handwritten signature in cursive script, reading "Shelley R. Poticha".

Shelley R. Poticha
Director

cc: Stephen Cerny, GTR
Suzanne Schulz

Enclosed: Conditional Award Agreement
Letter from your Grant Officer
Line of Credit Control System forms
Direct Deposit Form (SF-1199a)

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Grand Rapids Brownfield Redevelopment Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN):

38-6004689

* c. Organizational DUNS:

0785111370000

d. Address:

* Street1:

300 Monroe Ave NW

Street2:

* City:

Grand Rapids

County/Parish:

* State:

MI: Michigan

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

49503-2206

e. Organizational Unit:

Department Name:

Economic Development

Division Name:

Design and Development Service

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Jonathan

Middle Name:

* Last Name:

Klooster

Suffix:

Title:

Economic Development Coordinator

Organizational Affiliation:

City of Grand Rapids

* Telephone Number:

616-456-3462

Fax Number:

616-456-4568

* Email:

jklooster@grcity.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

Component Unit of LUG

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-05

* Title:

FY16 Guidelines for Brownfields Revolving Loan Fund Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Grand Rapids Brownfield Redevelopment Authority Brownfields Revolving Loan Fund Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

3

* b. Program/Project

MI-003

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

07/01/2016

* b. End Date:

06/30/2019

18. Estimated Funding (\$):

* a. Federal

1,000,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

200,000.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

1,200,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☒ a. This application was made available to the State under the Executive Order 12372 Process for review on

12/18/2015

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

Kara

Middle Name:

* Last Name:

Wood

Suffix:

* Title:

Exec Dir - GR Brownfield Redev Authority

* Telephone Number:

616-456-3196

Fax Number:

616-456-4568

* Email:

kwood@grcity.us

* Signature of Authorized Representative:

Jonathan Klooster

* Date Signed:

12/18/2015